

# STATEMENT OF INFORMATION

300 SETTLEMENT ROAD, COWES, VIC 3922

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**300 SETTLEMENT ROAD, COWES, VIC**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$409,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE



**COWES, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$390,000**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**49 RED ROCKS RD, COWES, VIC 3922**

3 1 1

**Sale Price**

**\*\$403,770**

Sale Date: 18/10/2017

Distance from Property: 2.4km



**4 JENNER AVE, COWES, VIC 3922**

3 1 2

**Sale Price**

**Price Withheld**

Sale Date: 18/09/2017

Distance from Property: 1.6km



**13 DRIFTWOOD DR, COWES, VIC 3922**

3 2 1

**Sale Price**

**\*\$410,000**

Sale Date: 28/07/2017

Distance from Property: 1.9km



This report has been compiled on 02/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**23 DAFYDD ST, COWES, VIC 3922**

 **3**  **1**  **2**

**Sale Price**

**\$395,000**

Sale Date: 05/03/2017

Distance from Property: 2.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

300 SETTLEMENT ROAD, COWES, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$409,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

COWES

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 RED ROCKS RD, COWES, VIC 3922	*\$403,770	18/10/2017
4 JENNER AVE, COWES, VIC 3922	Price Withheld	18/09/2017
13 DRIFTWOOD DR, COWES, VIC 3922	*\$410,000	28/07/2017
23 DAFYDD ST, COWES, VIC 3922	\$395,000	05/03/2017